

Policy Lead Report for Planning, Protective Services and Licensing Committee

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**1. INTRODUCTION**

This report covers the period from 21st November 2015 to 17th June 2016

**2. RECOMMENDATION**

It is recommended that members note the contents of this paper.

**3. DETAIL**

**3.1 Planning**

**3.1.1 Sustainable Design Awards**

My last policy lead report advised that the judging for the Sustainable Design Awards was underway and that the judging panel were in the process of conducting site visits to the short listed entries in the various categories.

The judging panel consisted of Angus Gilmour (Head of Planning & Regulatory Services) Martin Matheson (Building Standards Manager) Kim Gates (E Planning Technical Officer) Cllr Alex McNaughton (PPSL Vice Chair) and myself with Matthew Watkiss (Planning Officer) co-ordinating the judging process and organising the Awards Ceremony.

The Awards Ceremony, which was held prior to the May meeting of the PPSL committee, was well attended and included award winners, elected members, the Council Leader and Planning and Development officers. The presentation of the awards was preceded by a lecture on Sustainable Design by Karen Anders, the Chair of Architecture and Design Scotland.

The 2015/16 Sustainable Design Awards attracted 20 entries during the 12 week entry period from all parts of Argyll and Bute in 4 different categories. In the "New Build Residential" (single or small scale) category, shortlisted entries were:-

- Far Field House, Kilchrenan
- St.Colmacs, Toward
- House No.7 Tiree

House No.7 Tiree was the winner of this category.

The category for New build large scale residential development short listed entries were:-

- Clyde View Progressive Care Home, Helensburgh
- New Houses and Flats at the former Hermitage Academy site
- New Houses and Fats at the former Lochgilphead School site
- Park Square Redevelopment, Campbeltown

Park Square Redevelopment, Campbeltown was the clear winner in this category.

In the “Redevelopment or Refurbishment of an Existing Building” category, there were 4 shortlisted entries:-

- Creagan Cottage, Tiree
- Gorsten Farm, Mull
- Greystones Hotel, Oban
- Jura Community Stores

Greystones Hotel, Oban was the winner of this category; being recognised for a high quality refurbishment of an historic Listed Building.

The final category for “New Build Non-Residential” had 2 shortlisted entries:-

- Portavadie Leisure and Spa, Portavadie Marina
- Tayvallich Primary School Early Years Unit

The winner of this category was Portavadie Leisure and Spa with Tayvallich Primary School Early Years Unit receiving a commendation award due to its high standard of workmanship and design, set within a National Scenic Area.

### **3.1.2 Twitter**

Planning Services’ Twitter account continues to attract interest and now has well over 200 followers from local businesses, communities, members of the public and trade organisations and the Media section of the twitter account has some excellent photographs of the short-listed entries from the Sustainable Design Awards. The news feed, for anyone wishing to follow their tweets or view the photographs is: GreatPlaces@ABC\_Planning

### **3.1.3 Local Development Plan 2**

Further to the approval of The Development Plan Scheme for LDP2 at the Full Council Meeting on 21st January 2016, the “Call for Sites” period of the Development Plan Scheme has now opened and will run for 6 months until 5pm on Thursday 18th December 2016. Letters via email have been sent to developers, agents and landowners on the LDP’s contacts database and further publicity of the Call for Sites stage will also be promoted through use of social media, press releases and posters at libraries and council offices/service points. Details of the Call for Sites process can be found at: <https://www.argyll-bute.gov.uk/ldp2>

### **3.1.4 Training Development**

The ongoing Training and Development Programme of the PPSL Committee has continued and since my last report the topics covered by them have been Access Rights, Core Paths and Public Rights of Way, Affordable Housing, Introduction to Charrettes (and it’s integration into the planning system), Introduction to Cumulative Assessment of On-Shore Wind Turbines and Operational Need and Exceptional Cases. The ‘bite sized’ training sessions, which immediately precede the monthly meetings of the PPSL committee, are well attended and continue to be popular with PPSL members. The training

sessions have also been attended by other elected members in person or by VC facilities and this continues to be available to members who wish to join the training sessions.

### **3.1.5 Review of Scottish Planning System**

In September 2015 an independent panel, tasked with bringing together ideas to achieve a quicker, more accessible and efficient planning process, was appointed by Scottish Ministers to review the Scottish planning system.

On 31st May 2016 the report "Empowering Planning to Deliver Great Places", together with a statement from the panel, was published on the Scottish Government website.

Among the recommendations within the report, two issues which are raised regularly by members of the PPSL committee are addressed; increased planning fees for major applications and higher fees for retrospective applications.

The recommendations within the report are now being considered by the Scottish Government and their response will be issued in due course.

The full report can be viewed at the following link:-

<http://www.gov.scot/Topics/Built-Environment/planning/Review-of-Planning>

## **3.2 FQ4 Key Successes**

### **3.2.1 FQ4 Key successes within Planning and Regulatory Services are as follow:-**

- Development Policy Team have helped facilitate community charrettes in Rothesay, Tiree, and Crinan; all drawing in National Government funding to help deliver them. The events were well attended by the relevant communities and allowed them to explore their community aspirations in an holistic and unfettered manner. The Crinan Canal Charrette was approved and has been progressed during FQ1 2016/17
- Working closely with the organiser, Development and Infrastructure Services helped ensure the success of the Hinterland event at St.Peters Seminary, Cardross, which brought immediate economic benefit to the area with 8000 visitors attending
- 97.4% of planning applications were approved during FQ4
- 300 planning applications were approved during FQ4, up 20% on FQ3 and an increase of 10% compared to FQ4 2014/15
- Planning application determination time averaged 10.3 weeks, compared to target of 12 weeks.
- Masterplan and application approved for the potential development area 2/35, relating to a mixed use development of tourism, leisure, housing and business on the land east of Polphail Village, Portavadie.
- Extension to Carradale (Marine Harvest) was approved, enabling the fish farm to become the largest in Scotland producing 5000 tons of Salmon annually.
- Environmental Health issued over 1600 food export certificates during FQ4 and proposes to fully digitise the service to improve customer

service and support demands for urgent food export.

- The Access Team produced 13 Walk and Ride Footpath Guides which will be widely distributed and linked to the 'Where to Go Outdoors' website <https://www.argyll-bute.gov.uk/where-go-outdoors>

### **3.3 Regulatory Services**

#### **3.3.1 Strategic Review of Trading Standards**

A review of Trading Standards and National/Regional Delivery is still being promoted, to address the findings of an Audit Scotland report on "Protecting Consumers".

The Council, through its Protecting Consumers Action Plan, has successfully addressed many of the recommendations in the report at a local level but Regulatory Services are awaiting the details of proposals before they make any further comment; although local delivery/accountability will be an important factor for consideration and this will be subject to a future report to PPSL Committee.

#### **3.3.2 Review of Scientific Services in Scotland**

A review of Scientific Services in Scotland has been ongoing for some time and is due to report shortly. The purpose of the review was to ensure that there was a viable and sustainable public analyst service in Scotland; given the fears that the current model, with 4 laboratories (Aberdeen, Dundee, Glasgow and Edinburgh) was not sustainable.

The outcome of this review is critical, as local authorities require access to public analyst services for their statutory work in environmental health and trading standards. Regulatory Services will need to carefully consider the implications to the current service level arrangement. The critical issues of the review will relate to continuation, quality and accessibility of the proposed service, cost and how we contract this service in the future.

### **4.0 Conclusion**

This concludes my Policy Lead Report for Planning & Regulatory Services and I would finish by thanking all officers within the service for their continued support in my role as Policy Lead.

Councillor David Kinniburgh  
Policy Lead for PPSL, Planning Services, Historic and Sustainable Environment.

23<sup>rd</sup> June 2016